

TEXAS RESIDENTIAL RENTAL AGREEMENT

Property Address: _____ Lease Term: _____

PARTIES:

Landlord Name: _____

Landlord Address: _____

Landlord Phone/Email: _____

TENANT(S):

Tenant Name(s): _____

Tenant Address: _____

Tenant Phone/Email: _____

RENT AND DEPOSIT:

Monthly Rent Amount: _____ USD

Security Deposit: _____ USD

Payment Due Date Each Month: _____

OCCUPANTS:

Names of All Occupants: _____

USE OF PREMISES:

The Tenant shall use the premises solely as a private residence and shall comply with all applicable laws, ordinances, and regulations. The Tenant shall not use the property for any unlawful purposes or conduct any illegal activity on the premises.

TERM AND POSSESSION:

The Lease Term shall begin on the agreed start date and continue on a month-to-month basis unless otherwise specified. Possession shall be delivered to Tenant upon execution of this Agreement and payment of all required deposits.

RENT PAYMENT:

Rent is payable monthly in advance on the agreed payment due date at the Landlord's designated address or by other agreed means. Late payments may incur fees as permitted by Texas law.

SECURITY DEPOSIT:

Tenant shall pay the Security Deposit as stated above. Landlord shall hold the deposit in accordance with Texas Property Code and shall return it within the time required by law, less any lawful deductions.

MAINTENANCE AND REPAIRS:

Tenant shall maintain the premises in a clean and sanitary condition and promptly notify Landlord of any needed repairs. Landlord is responsible for repairs necessary to maintain the premises in a habitable condition as required by law.

ENTRY BY LANDLORD:

Landlord may enter the premises for inspection, repairs, or showings upon reasonable notice to Tenant, as required by Texas law.

USE RESTRICTIONS:

Tenant shall not engage in any illegal acts, cause substantial damage, create nuisances, or violate any laws, ordinances, or regulations. No pets or smoking inside premises without Landlord's written consent.

TERMINATION AND RENEWAL:

Either party may terminate this Agreement by providing written notice as required by Texas law. Renewal or extension requires mutual written consent.

DEFAULT AND REMEDIES:

If Tenant fails to pay rent or breaches any term, Landlord may pursue all remedies at law or equity, including eviction under Texas Property Code. Tenant remains liable for damages and unpaid rent.

HOLDOVER TENANCY:

If Tenant remains in possession after termination without Landlord's consent, Tenant shall be considered a holdover tenant and liable for rent and damages as permitted by law.

GOVERNING LAW:

This Agreement is governed by the laws of the State of Texas. Any disputes shall be resolved in courts of competent jurisdiction within Texas.

ENTIRE AGREEMENT:

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements and understandings, written or oral.

SEVERABILITY:

If any provision of this Agreement is held invalid or unenforceable, the remainder shall remain in full force and effect.

NOTICES:

All notices shall be in writing and delivered by hand, certified mail, overnight courier, or electronic means with confirmation, to the addresses specified above or as otherwise designated in writing.

SIGNATURES:

Landlord and Tenant have read, understand, and agree to all terms of this Agreement and execute it voluntarily as their own act.

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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